



Town of Carlisle

MASSACHUSETTS 01741

Office of
PLANNING BOARD

MINUTES

January 24, 1977

Members Present: Hannaford, Cutter, Bridges, Kulmala, Sauer, Pugmire

The minutes of the December 13 meeting were amended as follows:

In connection with the George Nickerson/Hemlock Hill subdivision, add at the bottom of page 1 "See letter in Hemlock Hill file (1976)."

The minutes were accepted as amended.

The final draft of the Sequence of Events for Special Permits on Wetlands was discussed. It was decided to use the phrase "procedural rules" to differentiate from rules and regulations on subdivisions. Unanimous approval of the draft was voted. After it is retyped, it will be filed with the Town Clerk. Kay Kulmala also reported that all wetland maps are now in correct form and are on file in the Town Offices.

A rough plan of land of about 20 acres on Russell Street was presented by Prof. DenHartog. Also present were Mr. Parke, who proposes to buy this land for a single house, and real estate representatives for both parties. The land has no frontage and it was pointed out to them that landlocked land is not buildable. Whereas DenHartog has a right of way to this land over driveway accesses deeded to two other properties, this does not constitute legal frontage for the 20-acre parcel. Prof. DenHartog was told that one course for him was to prepare an appropriate plan and submit it with Planning Board approval not required. The Board would not sign it and the way would be clear to go to the Board of Appeals; however, their approval was unlikely. A better way would be to make the lot buildable by providing frontage

in some way--purchase from abutters, reduction of the size (currently four acres) of the lot he is retaining for himself, etc.

A plan of land of Robert Barton on Rutland Street was presented. Since Form A had not been filed and since the plan was inadequate in its information, the plan was tabled.

A new plan from Waverley Bank on the Daisy land in Carlisle center was presented. The board felt the egress as shown (between the Superette and the gas station) is totally unacceptable for practical reasons and safety considerations: (1) interference with gas pump operations (2) too close to the rotary (3) with continued existence of hottop in front of the property on Lowell Road that area will be used for parking and will cause a blocking of egress traffic (4) no indication is provided on the plan as to access from the parking area to the places of business.

It was decided to inform the Selectmen of these objections and to repeat the Board's preference for total elimination of parking in front of the building. The Selectmen should also know that the Board would like to see the egress come to the north side of the gas station and would suggest the reverse of the direction of traffic flow around the property.

A request was received from Mr. Connelly to release lots 17 and 21 on Virginia Farme. The bond has already been released. It was voted to approve the release of these lots after the easements to undeveloped land, as shown on the subdivision plan, have been properly recorded.

Hal Sauer was elected Planning Board Chairman for 1977. Election of a Chairman-Elect and committee appointments were deferred until the next meeting.

It was unanimously voted to authorize the Master Planning Subcommittee to take action in hiring a planner to draft revisions to the zoning bylaw to conform to Chapter 808 and to spend up to \$3000 for this purpose.

It was decided to request space on the warrant for a modification of the bylaws to allow a reduction from 24 feet of roadway to 18 feet in developments in view of the present requirement for bike paths.

It was reported that the Conservation Commission does not plan any new acquisitions of land but would keep its options open for getting options on land or in an emergency situation. It asked the Board to consider spending \$8500 for a soil survey of the town which would result in a soil map plus interpretations which would give the town an idea, for instance, of where cluster building would be appropriate. Brief discussion touched on the necessity of such mapping and the possibility that since so much other charting of the town has been done perhaps the price would not be that high. More investigation into the question will be done.

Meeting adjourned at 11:00pm.

Respectfully submitted,


Meredith DeLong